

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: ESTABLISHMENT OF FAIR MARKET VALUE IN  
THE FENWAY URBAN RENEWAL PROJECT AREA-MASS. R-115

WHEREAS, the governing body of the Authority (the Board) at a regular meeting on April 19, 1973, adopted a Resolution, entitled "Resolution of the Boston Redevelopment Authority Relative to the Establishment of Fair Market Value for Properties to be Acquired", and

WHEREAS, the parcel was appraised by at least two independent fee appraisers, was reviewed by staff appraisers, and the value recommended by the Real Estate Director and the Chief General Counsel has approved as to form:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:  
THAT, the Fair Market Value of the parcel listed below is hereby established:

<u>Parcel No.</u>	<u>Owner</u>	<u>Address</u>	<u>Price</u>
55-16	Roberta Hersch Dominic Morales	49 Edgerly Rd. - 100 Norway St.	\$56,500

Title to each parcel, when acquired, is to be in fee simple, free and clear of all reservations, encumbrances, and other exceptions to title, except:

1. Liens for any taxes that are not payable at the time of vesting title in the Local Public Agency;
2. Easements or other outstanding interests that have been designated as parcels to be acquired separately;

3. Easements or other interests that under the Urban Renewal Plan are not to be acquired;
4. Reservation of interests or rights, if any, in the former owner, if authorized and in accordance with Department of Housing and Urban Development policies and regulations.

None of the parcels covered by this request is now owned, nor was owned at any time after the Local Public Agency filed its first application for Federal assistance for, or Federal concurrence in, the Project, by (a) the Local Public Agency, (b) a member of its governing body, (c) an officer or employee of the Local Public Agency who exercises a responsible function in carrying out the Project, (d) the local government, (e) the Federal Government, or (f) a public entity or nonprofit institution which acquired the property from the Federal Government for a nominal consideration at a discounted price.

( x ) No exceptions

( ) Except the following parcel



COMMENTS

Certificate No. 13

PROJECT: FENWAY MASS. R-115

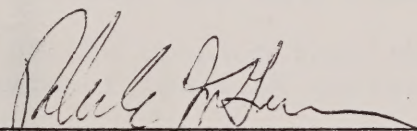
PARCEL NO.: 55-16

ADDRESS: 49 Edgerly Rd. - 100 Norway St.

Assessment	\$18,000	
First Appraisal	45,000	3/1/68
Second Appraisal	55,000	2/5/68
Third Appraisal	58,000	7/2/68
Rec. Max. Acq. Price	\$56,500	

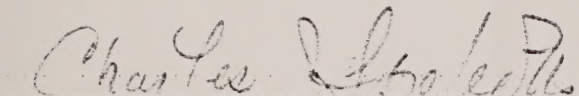
This parcel was acquired by an eminent domain taking on September 20, 1968. The approved price of \$45,000 established in August, 1968, was paid in full as a protanto payment in December, 1968.

The case is now on the trial docket. The owner has agreed to accept \$56,500 in full settlement of the claim for damages. In view of the fact that the Authority's three appraisal reports may be introduced into evidence, and giving consideration to the fact that a verdict in excess of the protanto payment will be augmented by interest charges for the 10 years since the date of taking, it is recommended that the Authority approve a maximum acquisition price of \$56,500 as a reasonable estimate of the fair market value of this parcel.



Robert E. McGovern  
Real Estate Director

Approved as to form:



Charles J. Speleotis  
Chief General Counsel

M E M O R A N D U M

June 22, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: FENWAY PROJECT                      MASS. R-115  
Establishment of Fair Market Value  
Parcel 55-16 - 49 Edgerly Road. 100 Norway St.  
Certificate No. 13(rev.)

It is requested that you approve and certify the fair market value of the parcel listed on the attached certificate.

The parcel has been appraised by three qualified, independent fee appraisers. The appraisals have been reviewed by staff appraisers, under the supervision of the Real Estate Director, in accordance with applicable State Law, the Real Property Acquisition Policies Act of 1970, Public Law 91-646, and the Department of Housing and Urban Development policies and requirements.

The Real Estate Director is of the opinion that the price for this parcel is a reasonable estimate of its fair market value.

The Chief General Counsel has approved as to form.



